

ECONOMIC DEVELOPMENT COMMITTEE

MONTHLY REPORT 7/14/2022



Economic & Community Development Agency

Presented by Barbi Brewer-Watson, Executive Director



BOUNCE BACK BUSINESS

\$224,021.61

66

*Applications
Completed &
Awarded*

*Funds Have been
Expended.*

*New Applications
not accepted at
this time*

New Business Licenses

FY 2022-23



- *Knack Brewing & Fermentations*
- *Mantarian & Co (HB)*
- *Goodman Exteriors LLC (HB)*
- *Allure Beauty Salon*
- *Sit & Scent Candle Bar*
- *Envy Beauty Bar*
- *TMP Water Conditioning*
- *T's Fam Food and Tobacco*
- *Tires Express Shop*
- *J & JSW Construction Company, LLC.*
- *Smithson Bancorp*
- *Kankakee County Visitors' Bureau*
- *Umo Smokes*
- *TB Construction (HB)*
- *Chicago Central District Church Of The Nazarene*
- *Madame St. Vintage*
- *Grease Monkey*
- *Forsay World LLC (HB)*
- *Tamales & More Delicious Foods*
- *T.A. Design*
- *Cleanse-A-Bin (HB)*

ECONOMIC DEVELOPMENT NAVIGATOR WORK

FY 2022-23



- *435 Banquets Inc.*
- *Tacos Guadalajara*
- *GB Mobile Auto Glass & Window Tinting*
- *Martinez Tacos*
- *Tires Express Shop*
- *Yogurtland Franchise Inquiry*
- *Lori's*
- *M-Four HVAC Service*
- *Tamales & More Delicious Foods*
- *LED Of The World*
- *Joe Mantarian Photography*
- *La Vaquita Inquiry*
- *JM Construction K3 Corp.*
- *J & JSW Construction Company, LLC.*
- *5th Avenue Car Wash Inquiry*
- *Home-Based "Spa" Inquiry*
- *161 W. Court St. Inquiry*
- *Mexican Restaurant On Station Street Inquiry*
- *310 E. Station St. (Herbal Life) Inquiry*
- *MC Body Repair*
- *Ranisha Bounce House Rentals*
- *Smithson Bancorp*
- *Kankakee County Visitors' Bureau*
- *Umo Smokes*
- *TB Construction*
- *Chicago Central District Church Of The Nazarene*
- *Grease Monkey*
- *Proposed Food Business Inquiry*
- *Forsay World LLC*
- *T.A. Design*
- *Cleanse-A-Bin*



RETENTION REPORT

NLC CIE COMMITMENT

Committing for a second year to NLC's City Innovations Ecosystem. Kankakee is committing to reform Hispanic Business engagement. Consulting agency is Prospera.

www.prospera.org

EASTSIDE SPECIAL SERVICE #5

Preliminary work is being done to re-establish a non-profit organization to manage the East Court St. Special Service #5. This NPO would behave similarly to the downtown Kankakee Development Corporation for Special Service Area #1



BUSINESS INCUBATOR COMMITTEE

Regular meetings continue for the development of the Business Incubator. Sub-committees meetings are focusing on: Planning & Events, BIPOC Outreach, Facilities Management & Finance.

Next Meeting is on Aug. 2 at 1pm.

MARKETING/WEBSITE

Finishing touches being made to the developer prospectus. A "For Businesses" page is being developed for the city webpage.

DEVELOPMENT INQUIRIES

Since June 2022 report 13 new inquiries:

- 1 - Riverstone - Quick-Service Food
- 3 - East Court - Food, Pet Grooming & Construction
- 5 - Downtown - Retail & Salon
- 1 - Riverfront - Retail
- 3 - City-wide - Home-Based, Trade Apprenticeship & Lounge

ATTRACTION REPORT



UNEMPLOYMENT DATA

May/June '22

<https://ides.illinois.gov/resources/labor-market-information/laus/current-monthly-unemployment-rates.html>



3.6%



6.2%



4.6%



8.9%

- *Annual Luncheon is on June 21, 2022 at 11:30 am at Gathering Point in Bourbonnais*

Board of Director meetings are the 3rd Wednesday of each month at 4pm and are held in the Economic Alliance of Kankakee County board room.

Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.



**CVB City Representative
Alderman Dave Baron**

Kankakee Riverfront Society Priority projects include:

- *Creating donor materials to begin fundraising*
- *Creating and Building a website*
- *Ambassador working on event schedule*
- *Currents swag is for sale*
- *Hosted public meetings on final design in Feb.*

Board of Director meetings are the 2nd Tuesday of each month at 11am and are held at different locations throughout Kankakee.

Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.



**KRS City Representative
Alderman Mike Cobbs**

2021 Q4 REPORT

Priorities:

- Workforce - Unemployment
- Housing
 - Lengthy discussion on incentivizing new construction in the region.
- State Back 2 Business Recovery Grant - 12 Kankakee Businesses Awarded total - \$300k

To read more click on the link below.

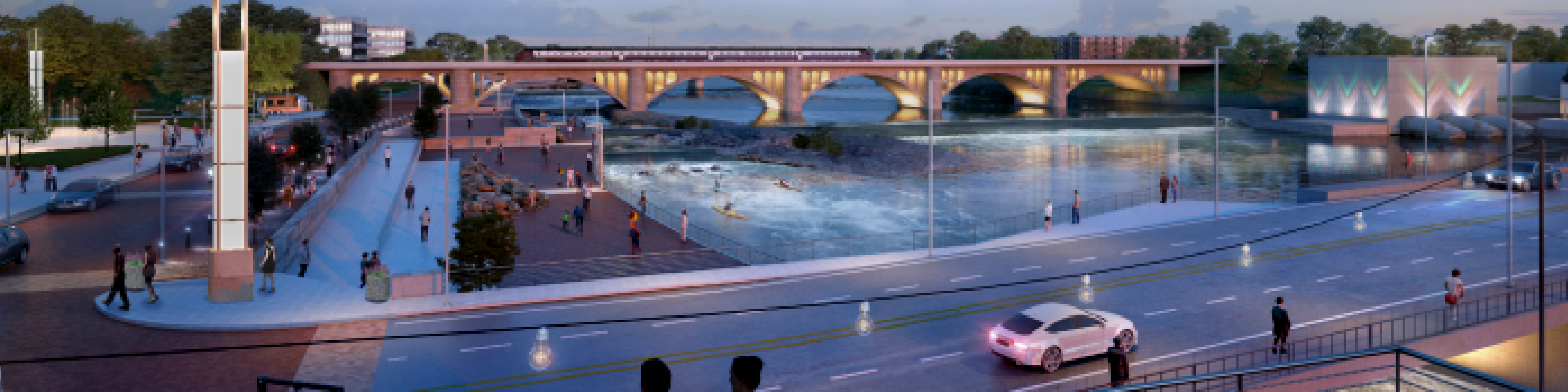
<https://www.kankakeecountyed.org/wp-content/uploads/Q3-2021-EAKC-Board-Report.pdf>



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**IF WE LEARN ANYTHING
FROM THE HISTORY OF
ECONOMIC DEVELOPMENT,
IT IS THAT CULTURE MAKES
ALL THE DIFFERENCE**

- DAVID LANDES



PROJECT UPDATES

RIVERSTONE

DEVELOPMENT ZONE

- **PROJECT ICING** - Submitting New Site Plan
- **CRESCO LAB EXPANSION** - Expansion plans in the state licensing process
- 4 parcels purchased by an investor; still waiting to hear plans
- **PROJECT VENTURE** - New inquiry for multi-parcel travel center & retail. In contract negotiation for parcels.





EAST COURT STREET DEVELOPMENT ZONE

- **RICKY ROCKETS** - Construction has begun
- **GT EXPRESS** - acquisition & planning; encouraged hotel feasibility study
- **RFP** - 1225 E. Court St. needs final review and launch date
- **HOBBIE AVE** - Utility work has begun
- **MCDONALD'S** - Lobby rehab project complete



SHOPPES OF MEADOWVIEW

DEVELOPMENT ZONE

- *The Shoppes of Meadowview are currently listed with Marcus & Millichap see listing at <https://www.marcusmillichap.com/properties/74222/the-shoppes-at-meadowview-value-add-opportunity>*



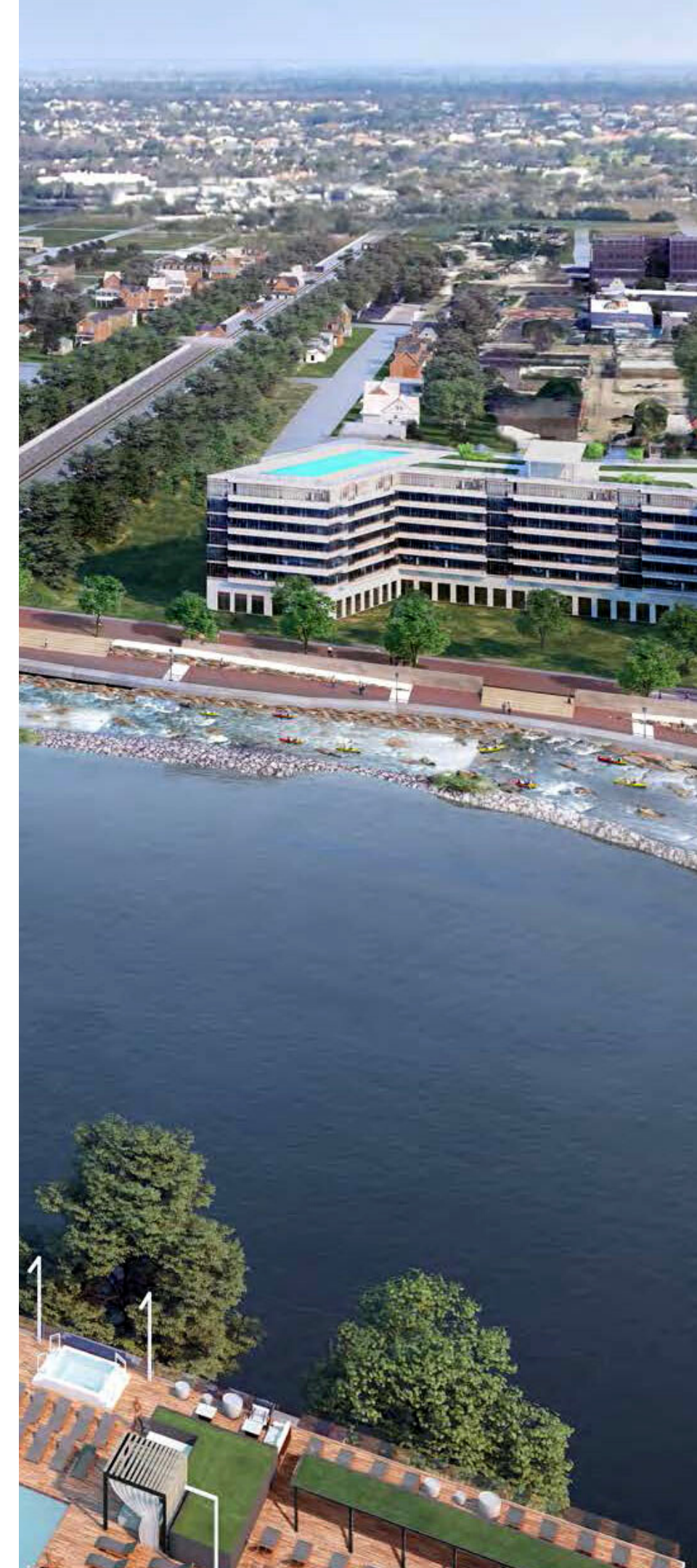
WEST COURT STREET DEVELOPMENT ZONE

- SMARTWASH - opened 1/8/22
- CRAWFORD'S BARBERSHOP - opened
- GREASE MONKEY - opened 6/30/22

RIVERFRONT DEVELOPMENT ZONE



- **EAST RIVERWALK** - Designs Completed by Summer '22 then permitting
- **CLOCKTOWER** - RDA in negotiations
- **WEST RIVERWALK** - Property Acquisition Phase
- **KNACK BREWERY & FERMENTATIONS** - Opened 4/23
- **545 S. WASHINGTON** - rehabbing building
- **555 S. WEST** - new owners & early planning stages for rehab
- **PROJECT VATICAN** - Site plan review





DOWNTOWN DEVELOPMENT ZONE



- **PROJECT CATALYST** - beginning demo work; applied for IL DCEO grant to assist with construction costs
- **CM BEAUTY**- site review completed.
- **RIVER VALLEY METRO** - construction continues, opening Summer '22
- **PROJECT ENGINE**- Construction/Rehab in progress
- **239 E. COURT**- undergoing rehab, opening new restaurant soon
- **S. Schuyler Streetscape** - In progress
- **N. Schuyler Streetscape** - Construction to begin in July '22
- **Majestic Building** - Potential new owner to close by Sept. 15, 2022

BUILDING, PLANNING & COMPLIANCE COMMITTEE

PRIORITY COMMERCIAL PROPERTIES

- **JAFFE DRUG on Court**
- **RIVERSTONE CONVENTION CENTER**
- **SOUTHWEST corner of Court St. & Schuyler Ave.**
- **BOWLING ALLEY on Court**
- **400 N Block of 5th Ave**
- **816 S. Schuyler Ave.**

ECDA: 2022 ED STRATEGIC WORK

RECOVERY

- Bounce Back
- Connections to Resources
- Provide Education

IMPROVE

- Consistent Retention Visits
- Consistent Attraction Efforts
- Survey
- Property Management

REFINE

- Marketing Materials
- Messaging platforms and styles
- Brand Management

OPTIMIZE

- Time Management
- Reporting Meaningful data
- Use of interns

TRAIN

- Attend virtual conferences
- Apply for training opportunities
- Obtain industry certifications

KEEP IN MIND



AGING and OBSOLETE
Infrastructure



RACIAL and ECONOMIC
Disparities



SWIFTLY CHANGING
Technology



MOBILITY



DIVERSE and AGING
Population